027.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,120,400 / 1,120,400
					USE VALUE:	1,120,400 / 1,120,400
					ASSESSED:	1,120,400 / 1,120,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KARRAS NICK & MARIA TRS
Owner 2:	CLEVELAND STREET REALTY TR
Owner 3:	
Street 1:	82 CLEVELAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Vinyl Exterior and 3642 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5082.000	657,500	4,900	458,000	1,120,400
Total Card	0.117	657,500	4,900	458,000	1,120,400
Total Parcel	0.117	657,500	4,900	458,000	1,120,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 307.67 /Parcel: 307.67

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 18796

GIS Ref

GIS Ref

Insp Date 07/06/17

!2281!

PREVIOUS ASSESSMENT

Parcel ID 027.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	657,500	4900	5,082.	458,000	1,120,400		Year end	12/23/2021
2021	104	FV	628,800	4900	5,082.	458,000	1,091,700		Year End Roll	12/10/2020
2020	104	FV	628,900	4900	5,082.	458,000	1,091,800	1,091,800	Year End Roll	12/18/2019
2019	104	FV	467,600	4900	5,082.	486,600	959,100	959,100	Year End Roll	1/3/2019
2018	104	FV	467,600	4900	5,082.	354,900	827,400	827,400	Year End Roll	12/20/2017
2017	104	FV	439,800	4900	5,082.	309,100	753,800	753,800	Year End Roll	1/3/2017
2016	104	FV	439,800	4900	5,082.	263,300	708,000	708,000	Year End	1/4/2016
2015	104	FV	394,200	4900	5,082.	257,600	656,700	656,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:17:17

LAST REV

Date	Time
09/20/17	08:51:07
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2281

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KARRAS NICK	23618-355		9/3/1993		99	No	No		F

USER DEFINED

Prior Id # 1:	18796
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2017	773	Porch	5,000	C				repair 2nd fl porc
10/2/2000	773	Siding	3,000	C	11/16/2000			
10/2/2000	774	Re-Roof	3,000	C	11/16/2000			

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2017	MEAS&NOTICE	KB	Kevin B
4/3/2009	Meas/Inspect	345	PATRIOT
1/22/2009	Entry Denied	372	PATRIOT
3/12/2001	External Ins	PM	Peter M
11/3/2000	Inspected	264	PATRIOT
4/5/2000	Measured	263	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5082		Sq. Ft.	Site		0	80.	1.13	1									457,970						458,000	

Total AC/HA:	0.11667	Total SF/SM:	5082	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	457,970	Spl Credit		Total:	458,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE/RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.02286935
Const Adj.:	0.98147202
Adj $ / SQ:	180.705
Other Features:	163000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	807760
Depreciation:	150243
Depreciated Total:	657517

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	3	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	8	4	
Totals			
2	14	6	

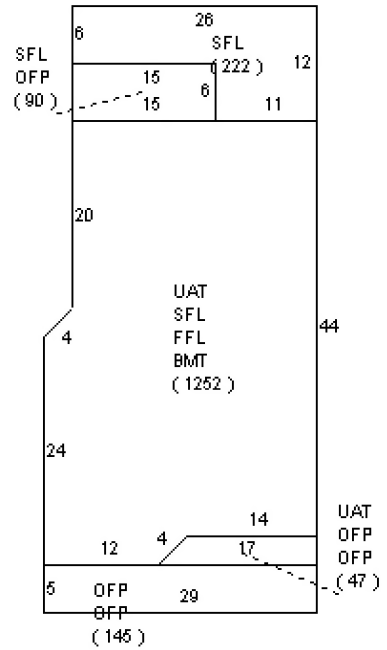
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	180.71
Special Features:	0	Val/Su Net:	135.09
Final Total:	657500	Val/Su SzAd	233.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,564	180.710	282,623
BMT	Basement	1,252	68.310	85,520
FFL	First Floor	1,252	180.710	226,243
OFP	Open Porch	474	19.610	9,296
UAT	Upper Attic	325	126.490	41,079

Net Sketched Area:	4,867			Total:	644,761
Size Ad	2816	Gross Area	5841	FinArea	3642

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1912	21.58	T	40	104			4,900			4,900
2	Frame Shed	D	Y	1	6X20	A	AV	2000	0.00	T	15.2	104						

More:	N	Total Yard Items:	4,900	Total Special Featues:	Total: 4,900